



City of Dublin


Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: August 7, 2014

Initiated By: Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Michael S. Sweder, PE, Civil Engineer II
Philip K. Hartmann, Assistant Law Director

Re: **ORDINANCE 75-14 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.020 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.006 ACRE, MORE OR LESS, TEMPORARY EASEMENT; AND A 0.009 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM JANE E. FOX, FOR THE PROPERTY LOCATED AT 6193 DUBLIN ROAD FOR THE CONSTRUCTION OF A MULTI-USE PATH AS PART OF THE DUBLIN ROAD SOUTH PHASE 3 PROJECT, AND DECLARING AN EMERGENCY.**

Background

The City of Dublin (the "City") is preparing to construct a shared-use path along Dublin Road (the "Project"). The City is obtaining permanent easements from various property owners to construct the path, as well as also acquiring temporary easements to perform minor grading and construction.

Jane E. Fox (the "Grantor") owns property from which the City desires a permanent easement and two temporary easements. This property is located at 6193 Dublin Road, Dublin, Ohio 43017 and is identified as Franklin County Parcel No. 273-001935.

After engaging in amicable discussions, the City has come to an agreement with the Grantor to acquire the property for the appraised value of Three Thousand Eight Hundred Seventy Five Dollars (\$3,875.00), pursuant to the terms outlined in this memorandum.

Acquisition

The City will be acquiring from the Grantor only the property interest necessary for purposes of the Project, as depicted in the legal description and depiction attached to this memorandum. The property interest is detailed below.

Franklin County Parcel No. 273-001935

Property Interest Acquiring	Description	Appraised Value
Permanent Easement	0.020 acre ±	\$2,200.00
Temporary Easement	0.006 acre ±	\$175.00
Temporary Easement	0.009 acre ±	\$250.00
Improvement Valuation	Trees, Ground Cover, etc.	\$1,250.00
Total		\$3,875.00

Recommendation

Ordinance No. 75-14 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interest described above.

Staff recommends Council dispense with the public hearing and approve Ordinance 75-14 by emergency at the August 11 Council meeting in order to continue moving forward with the Project.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

75-14

Ordinance No. _____

Passed _____

, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.020 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.006 ACRE, MORE OR LESS, TEMPORARY EASEMENT; AND A 0.009 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM JANE E. FOX, FOR THE PROPERTY LOCATED AT 6193 DUBLIN ROAD FOR THE CONSTRUCTION OF A SHARED-USE PATH AS PART OF THE DUBLIN ROAD SOUTH PHASE 3 PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct a shared-use path along Dublin Road (the "Project"); and

WHEREAS, said Project requires that the City obtain certain property interest within Franklin County Parcel No. 273-001935 owned by Jane E. Fox (the "Grantor"), said property interest more fully described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto; and

WHEREAS, the City and the Grantor participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of Three Thousand Eight Hundred Seventy-Five Dollars (\$3,875.00); and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantor.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.020 acre, more or less, permanent easement; a 0.006 acre, more or less, temporary easement; and a 0.009 acre, more or less, temporary easement, said temporary easements being for two (2) years, commencing on the date construction begins, from Jane E. Fox, for the sum of Three Thousand Eight Hundred Seventy-Five Dollars (\$3,875.00), said property interest located within Franklin County Parcel No. 273-001935, and more fully described and depicted in the attached Exhibits "A" and "B."

Section 2. This Ordinance is declared to be an emergency necessary for the immediate preservation of the public peace, health, safety or welfare, and for the further reason that obtaining the property interest is necessary for the advancement of this Project. The ordinance shall therefore take effect immediately upon passage.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

	1 of 2
CIP	08-009
PARCEL	39-P
PROJECT	DUBLIN MUP
Version Date	02/14/14

PARCEL 39-P DUBLIN ROAD SOUTH MULTI-USE PATH PERPETUAL EASEMENT FOR UTILITIES, GRADING, and a MULTI-USE PATH

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2542, being a part of that 0.807 acre tract as conveyed to Jane E. Fox, by deed of record in Instrument Number 200207150172396, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at an iron pin found at the intersection of the common line of Virginia Military Surveys 2419 and 2542 with the existing right-of-way centerline of Dublin Road, at the northeast corner of that 0.605 acre tract as conveyed to Bruce C. and Sharon C. Miller by deed of record in Official Record 11529 J07, being 0.00 feet left of centerline station 170+00.85;

Thence North 82 deg. 23 min. 49 sec. West, a distance of 34.28 feet along the northerly line of said Miller 0.605 acre tract, and along the common line of Virginia Military Surveys 2419 and 2452, to the intersection with the existing westerly right-of-way line of Dublin Road at the southeast corner of said Fox 0.807 acre tract, being the **Point of True Beginning** of the herein described parcel, and being 33.00 feet left of centerline station 170+10.13;

Thence continuing North 82 deg. 23 min. 49 sec. West, a distance of 12.47 feet along the northerly line of said Miller 0.605 acre tract, along the southerly line of said Fox 0.807 acre tract, and along the common line of Virginia Military Surveys 2419 and 2452, to a point being 45.00 feet left of centerline station 170+13.51;

Thence North 08 deg. 07 min. 06 sec. West, a distance of 70.00 feet across said Fox 0.807 acre tract to a point being 45.00 feet left of centerline station 170+83.51;

Thence North 81 deg. 52 min. 54 sec. East, a distance of 12.00 feet across said Fox 0.807 acre tract and perpendicular to the existing westerly right-of-way line of Dublin Road, to a point in the existing westerly right-of-way line of Dublin Road, being 33.00 feet left of centerline station 170+83.51;

Thence South 08 deg. 07 min. 06 sec. East, a distance of 73.38 feet along the easterly line of said Fox 0.807 acre tract, and along the existing westerly right-of-way line of Dublin Road, to the **Point of True Beginning**, containing 0.020 acres, more or less.

EXHIBIT A

	2 of 2
CIP	08-009
PARCEL	39-P
PROJECT	DUBLIN MUP
Version Date	02/14/14

Of the above described area, 0.020 acres are contained within Franklin County Auditor's Parcel 273-001935.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), using the bearing of South 20 deg. 27 min. 34 sec. West, as derived from a GPS survey in 2008 occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Number 200207150172396, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

Steven E Rader 2/18/14
Registered Surveyor No. 7191 Date

User Name: tbaker
Project: 173608519-Dublin Rd Bike Path
Create Mapcheck Reports

Date: 02-13-14
Time: 10:45:33
Page: 1

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=====
Lot Name:                39-P
Lot Description:          PERMANENT EASEMENT
Lot ID:                   273-001935
Lot Owner:                JANE E. FOX
Lot Area (Square Feet):   860
Lot Area (Acres):         0.020
Lot Perimeter:            167.8442
Closing Direction:        N66°59'15.8"W
Closing Distance:         0.0004
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Course Data: (Mapcheck Through Radius Points Method)

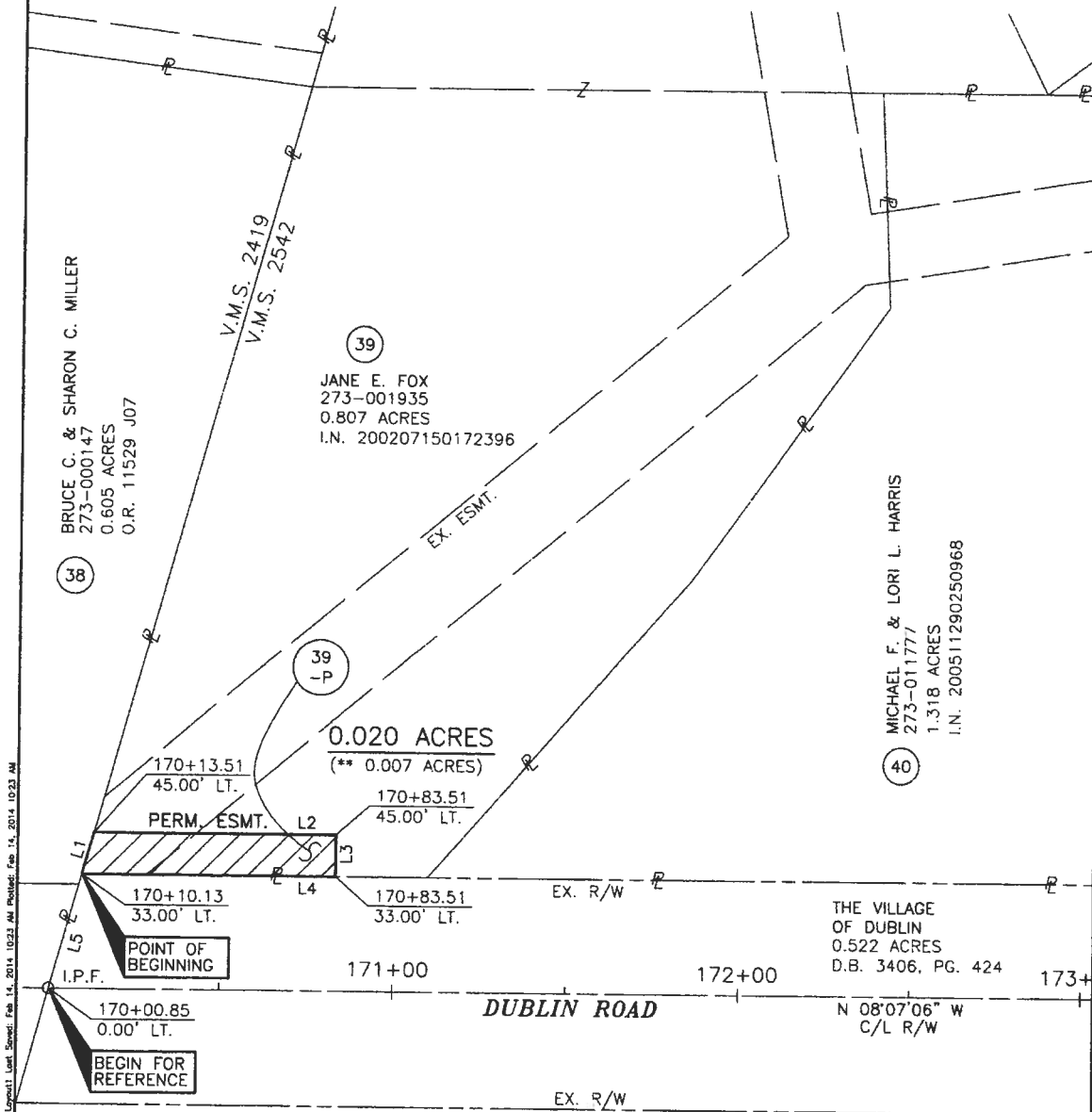
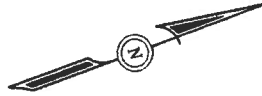
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Point      Northing      Easting      Direction      Distance
Begin      763208.34360    1797057.53081  N82°23'48.7"W   12.466
            763209.99299    1797045.17441  N08°07'05.8"W   70.000
            763279.29149    1797035.28921  N81°52'54.2"E   12.000
            763280.98610    1797047.16896  S08°07'05.8"E   73.378
End        763208.34344    1797057.53118
Error of Closure          1 : 414713
Departure in Y (Northing): 0.00016
Departure in X (Easting): -0.00037
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** PORTION OF THE PROPOSED EASEMENT
LYING WITHIN AN EXISTING EASEMENT

EXHIBIT B

MONUMENT LEGEND

- ⊕ R.R.S. FOUND
- REBAR FOUND
- IRON PIN FOUND
- ▣ MONUMENT BOX
- 3/4" IRON PIN SET



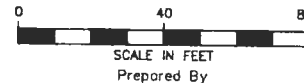
NUMBER	DIRECTION	DISTANCE
L1	N 82°23'49" W	12.47'
L2	N 08°07'06" W	70.00'
L3	N 81°52'54" E	12.00'
L4	S 08°07'06" E	73.38'
L5	N 82°23'49" W	34.28'

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), USING THE BEARING OF S 20°27'34" W AS DERIVED FROM A GPS SURVEY OCCUPYING FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".



PARCEL 39-P
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Stantec

Steven E. Rader 2/16/14
Registered Surveyor #7191 Date

EXHIBIT A

CIP 1 of 1
08-009
PARCEL 39-T
PROJECT DUBLIN MUP
Version Date 02/14/14

**PARCEL 39-T1
DUBLIN ROAD SOUTH MULTI-USE PATH
TEMPORARY EASEMENT
TO RECONSTRUCT A DRIVE**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2542, being a part of that 0.807 acre tract as conveyed to Jane E. Fox, by deed of record in Instrument Number 200207150172396, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at an iron pin found at the intersection of the common line of Virginia Military Surveys 2419 and 2542 with the existing right-of-way centerline of Dublin Road, at the northeast corner of that 0.605 acre tract as conveyed to Bruce C. and Sharon C. Miller by deed of record in Official Record 11529 J07, being 0.00 feet left of centerline station 170+00.85;

Thence North 82 deg. 23 min. 49 sec. West, a total distance of 46.75 feet along the northerly line of said Miller 0.605 acre tract, and along the common line of Virginia Military Surveys 2419 and 2452, passing the intersection with the existing westerly right-of-way line of Dublin Road at the southeast corner of said Fox 0.807 acre tract at 34.28 feet, being the **Point of True Beginning** of the herein described parcel, and being 45.00 feet left of centerline station 170+13.51;

Thence continuing North 82 deg. 23 min. 49 sec. West, a distance of 15.58 feet along the northerly line of said Miller 0.605 acre tract, along the southerly line of said Fox 0.807 acre tract, and along the common line of Virginia Military Surveys 2419 and 2452, to a point being 60.00 feet left of centerline station 170+17.73;

Thence North 16 deg. 48 min. 53 sec. East, a distance of 35.58 feet across said Fox 0.807 acre tract to a point being 45.00 feet left of centerline station 170+50.00;

Thence South 08 deg. 07 min. 06 sec. East, a distance of 36.49 feet across said Fox 0.807 acre tract to the **Point of True Beginning**, containing 0.006 acres, more or less.

Of the above described area, 0.006 acres are contained within Franklin County Auditor's Parcel 273-001935.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Number 200207150172396, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

Steven E. Rader 2/18/14
Registered Surveyor No. 7191 Date

User Name: tbaker
Project: 173608519-Dublin Rd Bike Path
Create Mapcheck Reports

Date: 02-13-14
Time: 10:47:27
Page: 1

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Lot Name:                39-T1
Lot Description:          TEMPORARY EASEMENT
Lot ID:                   273-001935
Lot Owner:                JANE E. FOX
Lot Area (Square Feet):   274
Lot Area (Acres):         0.006
Lot Perimeter:            87.6540
Closing Direction:        N09°10'16.6"E
Closing Distance:         0.0008
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Course Data: (Mapcheck Through Radius Points Method)

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Point      Northing      Easting      Direction      Distance
Begin      763209.99303    1797045.17406    N82°23'48.7"W    15.583
            763212.05483    1797029.72806    N16°48'52.5"E    35.582
            763246.11555    1797040.02106    S08°07'05.8"E    36.489
End        763209.99222    1797045.17393
Error of Closure          1 : 106813
Departure in Y (Northing): 0.00081
Departure in X (Easting):  0.00013
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MONUMENT LEGEND

♂ R.R.S. FOUND
☆ REBAR FOUND
○ IRON PIN FOUND
■ MONUMENT BOX
● 3/4" IRON PIN SET

0 40 80
SCALE IN FEET
Prepared By

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), AS MEASURED USING G.P.S. METHODS THROUGH THE FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Startec

Attest: Atton E Rader 2/18/14
Registered Surveyor #7191 Date

EXHIBIT A

	1 of 2
CIP	08-009
PARCEL	39-T
PROJECT	DUBLIN MUP
Version Date	02/14/14

PARCEL 39-T2 DUBLIN ROAD SOUTH MULTI-USE PATH TEMPORARY EASEMENT TO GRADE SLOPES

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2542, being a part of that 0.807 acre tract as conveyed to Jane E. Fox, by deed of record in Instrument Number 200207150172396, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at an iron pin found at the intersection of the common line of Virginia Military Surveys 2419 and 2542 with the existing right-of-way centerline of Dublin Road, at the northeast corner of that 0.605 acre tract as conveyed to Bruce C. and Sharon C. Miller by deed of record in Official Record 11529 J07, being 0.00 feet left of centerline station 170+00.85;

Thence North 82 deg. 23 min. 49 sec. West, a total distance of 46.75 feet along the northerly line of said Miller 0.605 acre tract, and along the common line of Virginia Military Surveys 2419 and 2452, passing the intersection with the existing westerly right-of-way line of Dublin Road at the southeast corner of said Fox 0.807 acre tract at 34.28 feet, and being 45.00 feet left of centerline station 170+13.51;

Thence North 08 deg. 07 min. 06 sec. West, a distance of 70.00 feet across said Fox 0.807 acre tract, and along the proposed westerly line of a Permanent Easement, being 45.00 feet left of centerline station 170+83.51, being the **Point of True Beginning** of the herein described parcel;

Thence continuing North 08 deg. 07 min. 06 sec. West, a distance of 36.99 feet across said Fox 0.807 acre tract to a point in the northerly line of said Fox 0.807 acre tract, being 45.00 feet left of centerline station 171+20.50;

Thence South 56 deg. 44 min. 29 sec. East, a distance of 15.99 feet along the common line of said Fox 0.807 acre tract and the 1.318 acre tract conveyed to Michael F. and Lori L. Harris, by deed of record in Instrument Number 200511290250968, to the northeast corner of said Fox 0.807 acre tract in the existing westerly right-of-way line of Dublin Road, being 33.00 feet left of centerline station 171+09.93;

Thence South 08 deg. 07 min. 06 sec. East, a distance of 26.41 feet along the easterly line of said Fox 0.807 acre tract, and along the existing westerly right-of-way line of Dublin Road, being 33.00 feet left of centerline station 170+83.51;

Thence South 81 deg. 52 min. 54 sec. West, a distance of 12.00 feet across said Fox 0.807 acre tract and along the proposed northerly line of said Permanent Easement, to the **Point of True Beginning**, containing 0.009 acres, more or less.

Of the above described area, 0.009 acres are contained within Franklin County Auditor's Parcel 273-001935.

EXHIBIT A

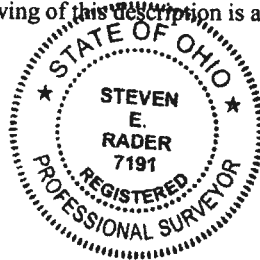
2 of 2
CIP 08-009
PARCEL 39-T
PROJECT DUBLIN MUP
Version Date 02/14/14

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Number 200207150172396, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

Steven E. Rader 2/18/14
Registered Surveyor No. 7191 Date

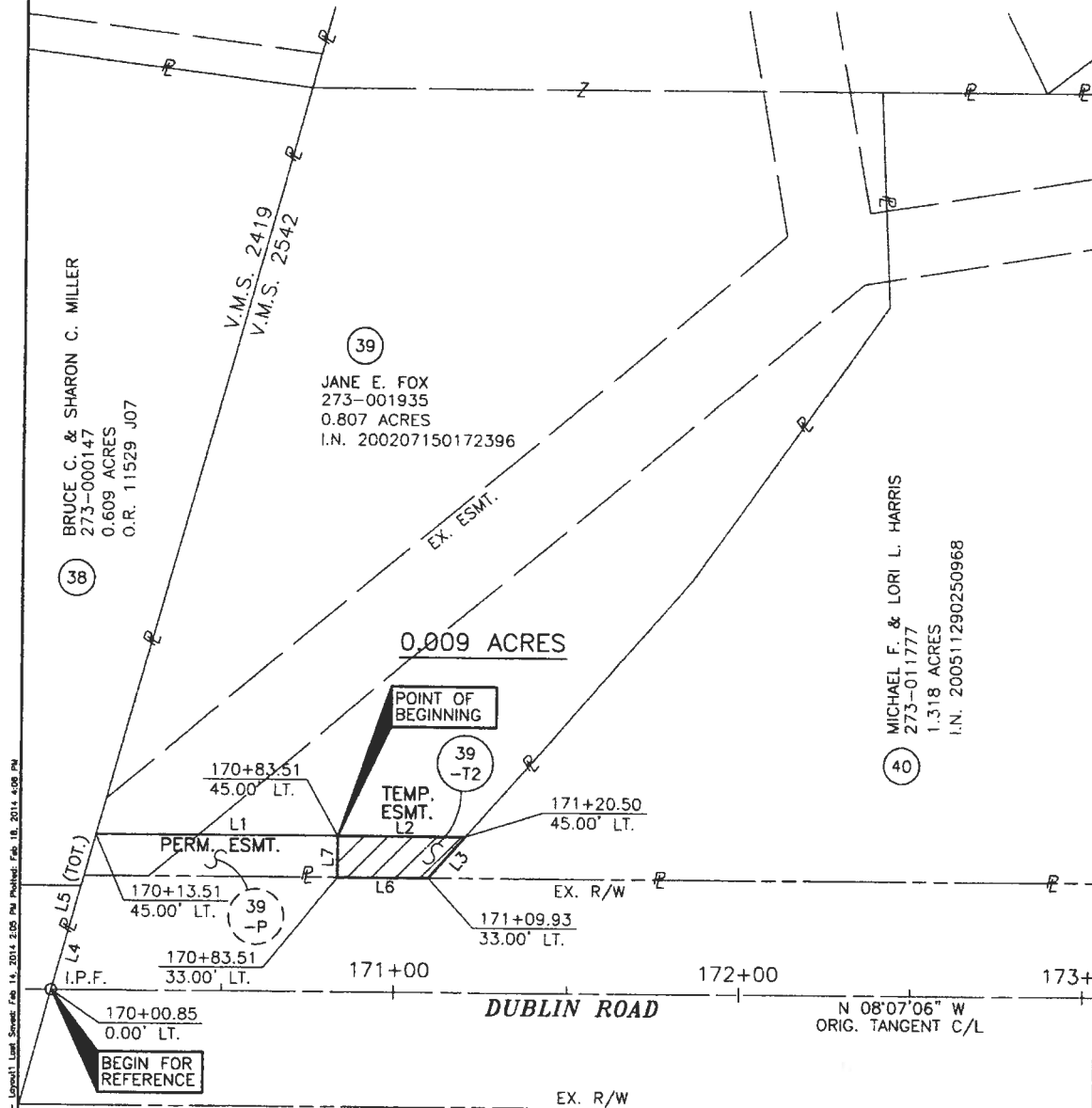
User Name: tbaker
Project: 173608519-Dublin Rd Bike Path
Create Mapcheck Reports

Date: 02-13-14
Time: 10:48:39
Page: 1

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Lot Name: 39-T2
Lot Description: TEMPORARY EASEMENT
Lot ID: 273-001935
Lot Owner: JANE E. FOX
Lot Area (Square Feet): 380
Lot Area (Acres): 0.009
Lot Perimeter: 91.3906
Closing Direction: S05°23'00.6"W
Closing Distance: 0.0001

Course Data: (Mapcheck Through Radius Points Method)

Point Northing Easting Direction Distance
Begin 763280.98614 1797047.16862 S81°52'54.2"W 12.000
 763279.29154 1797035.28888 N08°07'05.8"W 36.985
 763315.90590 1797030.06596 S56°44'28.8"E 15.992
 763307.13557 1797043.43853 S08°07'05.8"E 26.414
End 763280.98627 1797047.16863
Error of Closure 1 : 691287
Departure in Y (Northing): -0.00013
Departure in X (Easting): -0.00001

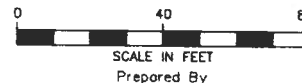


NUMBER	DIRECTION	DISTANCE
L1	N 08°07'06" W	70.00'
L2	N 08°07'06" W	36.99'
L3	S 56°44'29" E	15.99'
L4	N 82°23'49" W	34.28'
L5	N 82°23'49" W	46.75'
L6	S 08°07'06" E	26.41'
L7	S 81°52'54" W	12.00'

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), AS MEASURED USING G.P.S. METHODS THROUGH THE FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".

- ☒ R.R.S. FOUND
- ☒ REBAR FOUND
- ☒ IRON PIN FOUND
- ☒ MONUMENT BOX
- ☒ 3/4" IRON PIN SET

PARCEL 39-T2
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383



Slanted

ntec Steven E Rodon 2/18/14
Registered Surveyor #7191 Date



5800 Shier-Rings Road • Dublin, Ohio 43016-1236
Phone (614)410-4800 • Fax (614)410-4899

DUBLIN ROAD SOUTH
SHARED-USE PATH
6193 DUBLIN ROAD
DUBLIN, OHIO 43017

LEGEND



PROPOSED PERMANENT
EASEMENT

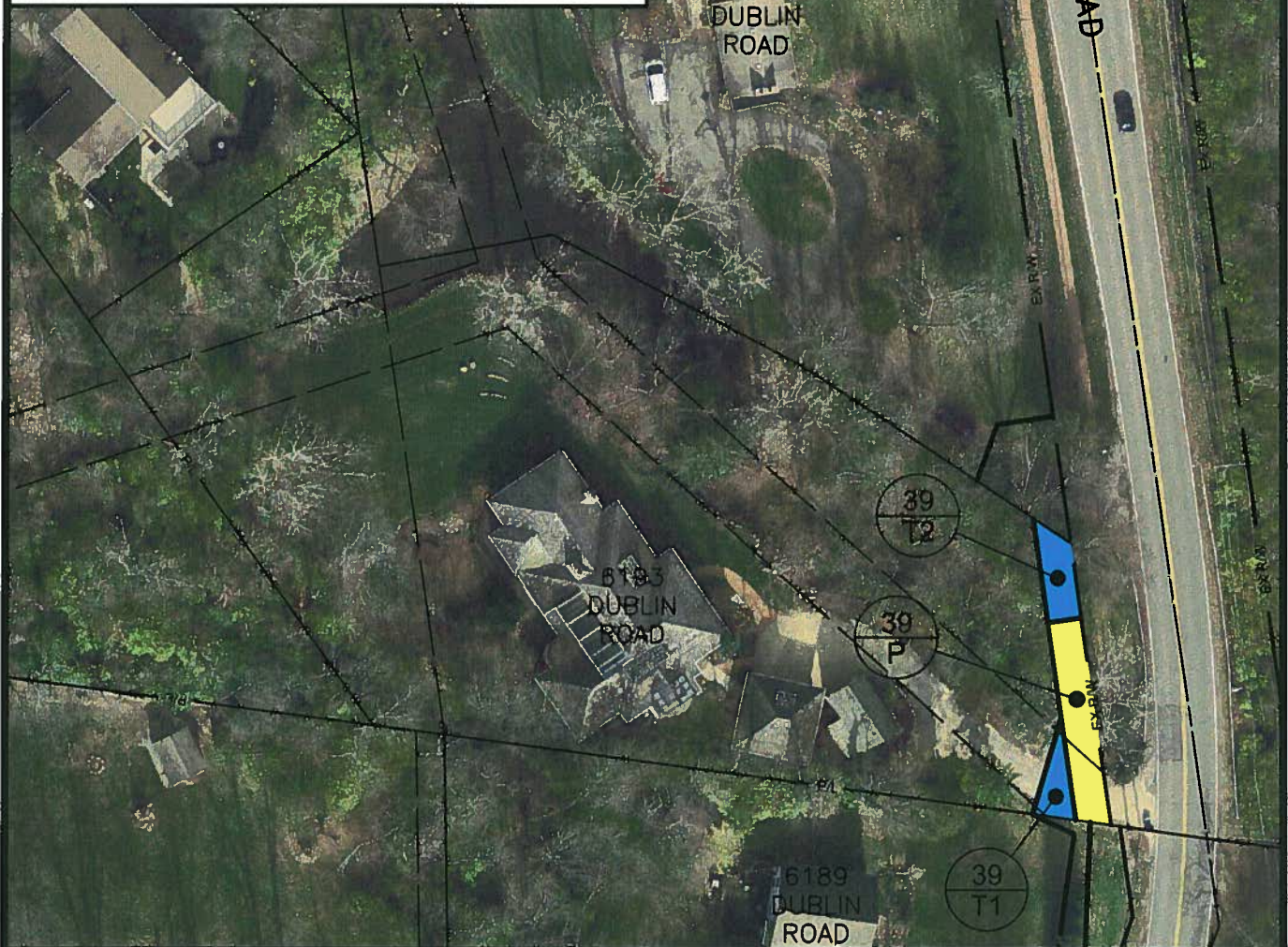
39-P: 0.020 Ac.



PROPOSED TEMPORARY
EASEMENT

39-T1: 0.006 Ac.

39-T2: 0.009 Ac.



DRAWN

CHECKED

DATE

JOB NO.

MSS

—

07/31/14

08-009.3-CIP

SCALE: 1" = 60'
0 30 60